

5/29/15

# THE SOUTH LOS ANGELES INDUSTRIAL TRACT

*Being Formed Under California Streets and Highways Code Section 36600 et seq.  
Property and Business Improvement District (BID) Act of 1994*

## DISTRICT ASSESSMENT ENGINEER'S REPORT

### ATTACHMENT A

*Prepared by  
Edward V. Henning  
California Registered Professional Engineer # 26549  
Edward Henning & Associates*

*May 28, 2015*

## SLAIT BID – ENGINEER’S REPORT

### DISTRICT ASSESSMENT ENGINEER’S REPORT

To Whom It May Concern:

I hereby certify to the best of my professional knowledge and experience that each of the identified benefiting properties located within the proposed South Los Angeles Industrial Tract Business Improvement District ("SLAIT BID") being formed for a five (5) year term will receive a special benefit over and above the benefits conferred on the public at large and that the amount of the proposed assessment is proportional to, and no greater than the benefits conferred on each respective property.

*Prepared by Edward V. Henning, California Registered Professional Engineer # 26549*



Edward V. Henning

RPE #26549 May 28, 2015

Date

*(NOT VALID WITHOUT SIGNATURE AND CERTIFICATION SEAL HERE)*

### Introduction

This report serves as the “detailed engineer’s report” required by Section 4(b) of Article XIIIID of the California Constitution (Proposition 218) to support the benefit property assessments proposed to be levied within the proposed SLAIT BID in the City of Los Angeles, California being formed for a five (5) year term. The discussion and analysis contained within this Report constitutes the required “nexus” of rationale between assessment amounts levied and special benefits derived by real properties within the proposed SLAIT BID.

Note 1: Due to a projected Year 1 –2016 program cost reduction, the budget and assessment rate for Year 1 –2016 only, will be reduced approximately 12% from the base budget and assessment rate. The Year 1 – 2016 BID actual special benefit budget (and property assessments) are projected to be \$696,758. The actual assessment rate for Year 1 –2016 will be set at \$0.07920126 per square foot of land area for each assessed parcel. It is projected that future year program costs and property assessment rates will increase. This projected increase will be transitioned by setting a Year 1 – 2016 base

## **SLAIT BID – ENGINEER’S REPORT**

budget at \$791,758 and a Year 1 – 2016 base assessment rate of \$0.09 per square foot of land area for each assessed parcel. Future program budgets and assessment rates for Years 2-5 (2017-2020) may be increased up to 3% maximum per year from the base Year 1 – 2016 base budget and base assessment rate upon approval of the Property Owners Association Board.

Note 2: For the purposes of this Report, “general benefit” is hereby defined as: “A benefit to properties in the area and in the surrounding community or benefit to the public in general resulting from the improvement, activity, or service to be provided by the assessment levied”. “Special benefit” as defined by the California State Constitution means a distinct benefit over and above general benefits conferred on real property located in the District or to the public at large.

### **Background**

The SLAIT BID is a property-based benefit assessment type district being formed for a five (5) year term pursuant to Section 36600 et seq. of the California Streets and Highways Code (as amended), also known as the Property and Business Improvement District Law of 1994 (the “Act”). Due to the benefit assessment nature of assessments levied within a property and business improvement district (“BID”), district program costs are to be distributed amongst all identified benefiting properties based on the proportional amount of special program benefit each property is expected to derive from the assessments levied. Within the Act, frequent references are made to the concept of relative “benefit” received from BID programs and activities versus amount of assessment paid. Only those properties expected to derive special benefits from BID funded programs and activities may be assessed and only in an amount proportional to the relative special benefits expected to be received.

### **Supplemental Article XIID of the California Constitution Procedures and Requirements**

Proposition 218, approved by the voters of California in November of 1996, adds a supplemental array of procedures and requirements to be carried out prior to levying a property-based assessment like the SLAIT BID. These requirements are in addition to requirements imposed by State and local assessment enabling laws. These requirements were “chaptered” into law as Article XIID of the California Constitution.

Since Article XIID of the California Constitution provisions will affect all subsequent calculations to be made in the final assessment formula for the SLAIT BID, these requirements will be taken into account. The key provisions of Article XIID of the California Constitution along with a description of how the SLAIT BID complies with each of these provisions are delineated below.

(Note: All section references below pertain to Article XIII of the California Constitution):



## SLAIT BID – ENGINEER’S REPORT

**Finding 1. From Section 4(a): “Identify all parcels which will have a special benefit conferred upon them and upon which an assessment will be imposed”**

There are 273 parcels within the proposed SLAIT BID, all of which are “identified” by this Assessment Engineer as assessable parcels that will derive special benefit from the proposed District programs and activities. The benefits are special and unique only to the identified parcels within the District because programs and services (i.e. security, streetscape services, and administration/operations) will only be provided directly for the benefit of the identified parcels. These identified benefiting parcels are located within the BID perimeter boundary which is shown on the Boundary Map attached as Appendix 2 to this Report and are listed in Appendix 1 to this Report - identified by assessor parcel number and common site address. Any future development and/or land subdivisions will adhere to the assessment rate structures described herein. There is one benefit zone within the proposed District.

### General Setting

The South Los Angeles Industrial Tract Business Improvement District (BID) is approximately 22 blocks consisting of 273 identified assessed parcels. It encompasses all commercial and industrial zoned parcels bounded roughly by Slauson Avenue on the north, Florence Avenue on the south, Central Avenue on the east and Avalon Boulevard on the west - excluding the US Postal Facility property between Gage Avenue and Florence Avenue from just east of McKinley Avenue to Central Avenue. The US Post facility parcel is not included in the PBID and services will not be provided to this parcel because of restricted access and Federal security measures. There are no changes proposed to the existing BID boundaries.

This industrial area is clearly and distinctively defined by industrial land uses and building types. The South Los Angeles Industrial Tract BID is bounded by general commercial, retail and residential properties on the east, west, and south and separated by railroad tracks on the north.

Each assessed parcel within the SLAIT BID will proportionately benefit from the BID funded programs and services (i.e. security, streetscape services, and administration/operations). These programs and services improve commerce, employment and security for parcels, patrons, visitors and employees within the SLAIT BID by reducing crime, litter, debris and graffiti, each considered detractors to commerce, occupancy rates and investment return if not contained and properly managed.

(See Quantitative Benefit Analysis section starting on page 5 of this Report for a detailed discussion of special benefits to be conveyed to assessed parcels within the proposed SLAIT BID).

### Boundary Description and Justification

#### Northern Boundary

The northern boundary of the SLAIT BID is defined by the centerline of Slauson Avenue between the centerline of

## **SLAIT BID – ENGINEER’S REPORT**

Avalon Boulevard on the west and the centerline of Central Avenue on the east. The northern boundary was chosen because all parcels to the south of Slauson Avenue are industrial land uses and zoning while those north of Slauson Avenue are separated from those south of Slauson Avenue by railroad tracks and represent more general commercial, retail and residential land uses and zoning with much different service needs than are provided by the SLAIT BID. In order to ensure that parcels north of the northern boundary will not specially benefit from BID funded services and improvements, no BID services and improvements will be provided north of the centerline of Slauson Avenue, only south of said centerline of Slauson Avenue within the SLAIT BID boundaries.

### **Eastern Boundary**

The eastern boundary of the SLAIT BID is defined by the centerline of Central Avenue between the centerline of Slauson Avenue on the north and Gage Avenue on the south; the centerline of Gage Avenue between the centerline of Central Avenue on the east and the eastern property line of the abandoned railroad right of way on the west which is approximately parallel to and east of McKinley Avenue; and, the eastern property line of said abandoned railroad right of way between the centerline of Gage Avenue on the north and the centerline of Florence Avenue on the south. The eastern boundary was chosen because all parcels to the west of Central Avenue and said abandoned railroad right of way are industrial land uses and zoning while those east of Central Avenue between Slauson Avenue and Gage Avenue represent more general commercial, retail and residential land uses and zoning with much different service needs than are provided by the SLAIT BID. The US Postal Facility property between Gage Avenue and Florence Avenue from the east property line of said abandoned railroad right of way to Central Avenue is not included in the PBID because of restricted access and Federal security measures. In addition the US Attorney General has opined that federally owned properties are exempt from local property taxes and assessments. In order to ensure that parcels east of the eastern boundary will not specially benefit from BID funded services and improvements, no BID services and improvements will be provided east of the centerline of Central Avenue between Slauson Avenue and Gage Avenue nor to the US Postal facility parcel only west of the eastern boundary within the SLAIT BID boundaries.

### **Southern Boundary**

The southern boundary of the SLAIT BID is defined by the centerline of Florence Avenue between the eastern property line of the abandoned railroad right of way which lies approximately parallel to and east of McKinley Avenue on the east and the centerline of Avalon Boulevard on the west. The southern boundary was chosen because all parcels to the north of Florence Avenue between said abandoned railroad right of way and Avalon Boulevard are industrial land uses and zoning while those south of Florence Avenue represent more general commercial, retail and residential land uses and zoning with much different service needs than are provided by the SLAIT BID. In order to ensure that parcels south of the southern boundary will not specially benefit from BID funded services and improvements, no BID services and improvements will be provided south of the centerline of Florence Avenue, only north of said centerline of Florence Avenue within the SLAIT BID boundaries.

### **Western Boundary**

The western boundary of the SLAIT BID is defined by the centerline of Avalon Boulevard between the centerline of



## **SLAIT BID – ENGINEER’S REPORT**

Florence Avenue on the south and the centerline of Slauson Avenue on the north. The western boundary was chosen because all parcels to the east of Avalon Boulevard between Florence Avenue and Slauson Avenue are industrial land uses and zoning while those west of Avalon Boulevard represent more general commercial, retail and residential land uses and zoning with much different service needs than are provided by the SLAIT BID. In order to ensure that parcels west of the western boundary will not specially benefit from BID funded services and improvements, no BID services and improvements will be provided west of the centerline of Avalon Boulevard, only east of said centerline of Avalon Boulevard within the SLAIT BID boundaries.

There is one benefit zone in the proposed district. All parcels within the above-mentioned boundaries shall be assessed to fund special benefit services as outlined in this Report. Services will only be provided to these parcels and no services will be provided outside of the district boundaries.

The boundary of the proposed SLAIT BID and parcels within it are shown on the map of the proposed BID attached as Appendix 2 to this Report. Identified assessed parcels are listed in Appendix 1 to this Report - identified by assessor parcel number.

All identified parcels within the above-mentioned boundaries shall be assessed to fund special benefit programs, services and improvements as outlined in this Report as well as the Management District Plan. Services, programs and improvements will only be provided to these assessed parcels inside the District boundaries and none will be provided outside of the District boundaries. Each assessed parcel and land use within the SLAIT BID will proportionately specially benefit from the BID funded supplemental security, streetscape services, and administration/operations. These programs and services are intended to improve commerce, employment and security for patrons, visitors and employees within the SLAIT BID and are designed to reduce crime, litter, debris and graffiti, all considered detractions if not contained and properly managed. All BID funded services and improvements are considered supplemental above normal base level services provided by the City of Los Angeles and are only provided for the special benefit of assessed parcels within the boundaries of the SLAIT BID. “Special benefit” is defined in “Finding 2” of this Engineer’s Report.

**Finding 2.** From Section 4(a): “Separate general benefits (if any) from the special benefits conferred on parcel(s). Only special benefits are assessable. “

### **QUANTITATIVE BENEFIT ANALYSIS**

As stipulated by Article XIID of the California Constitution, assessment District programs and activities confer a combination of general and special benefits to properties, but the only program benefits that can be assessed are those that provide special benefit to the assessed properties. For the purposes of this analysis, a “general benefit” is hereby defined as: “A benefit to properties in the area and in the surrounding community or benefit to the public in general resulting from the improvement, activity, or service to be provided by the assessment levied”. “Special benefit” as defined by the California State Constitution means a distinct benefit over and above general benefits conferred on real property located

## SLAIT BID – ENGINEER’S REPORT

in the District or to the public at large.

The property uses within the boundaries of the BID that will receive special benefits from BID funded programs and services are currently a mix of industrial and commercial. Services, programs and improvements provided and funded by the BID include security, streetscape services and administration/operations which are each designed to provide proportionate special benefits to identified assessed parcels within the District. It is noted that 100% of the SLAIT BID funds area allocated to “clean and safe” programs and related management and operation expenses. See pages 11-13 of this Report for more detailed descriptions of proposed SLAIT BID programs and services and how each assessed parcel specially benefits from each work plan element.

The proposed SLAIT BID Year 1 – 2016 programs, improvements and services and actual budget (special benefit costs) are shown in the following Table:

**Year 1 – 2016 Actual Budget (Special Benefit Costs)**

<b>Program</b>	<b>Year 1 - 2016 Actual Budget</b>	<b>% Total</b>
Security	\$579,044	83.1%
Streetscape Services	\$42,743	6.1%
Administration/Operations	\$74,971	10.8%
<b>TOTAL</b>	<b>\$696,758</b>	<b>100.0%</b>

It is noted that the actual Year 1 – 2016 budget and work plan special benefit costs shown above are about 12% less than the Year 1 – 2016 base budget shown in the Table below. This is due to a projected program cost reduction for Year 1 – 2016 only and a return to the higher base budget costs in Year 2 - 2017 through Year 5 -2020. Future program budgets and assessment rates for Years 2-5 (2017-2020) may be increased up to 3% maximum per year from the base Year 1 – 2016 base budget and base assessment rate upon approval of the Property Owners Association Board.

**Year 1 – 2016 “Base Budget” (Special Benefit Costs)**

<b>Program</b>	<b>Year 1 - 2016 Base Budget</b>	<b>% Total</b>
Security	\$657,994	83.1%
Streetscape Services	\$48,571	6.1%
Administration/Operations	\$85,193	10.8%
<b>TOTAL</b>	<b>\$791,758</b>	<b>100.0%</b>

The BID funded work program elements work together to specially benefit each assessed parcel within the SLAIT BID to create optimal conditions that are conducive to strengthening the current and future economic vitality of each and every assessed parcel in the District. BID funded programs, services and improvements are intended to attract more industrial clients, employees, tenants and investors as a result of BID funded programs, services and improvements, and thereby



## **SLAIT BID – ENGINEER’S REPORT**

may also increase business volumes, sales transactions, industrial/commercial occupancies, industrial/commercial rental income and return on investments. BID Funded programs, services and improvements are intended to improve industrial commerce and aesthetic appeal for each assessed parcel within the SLAIT BID and its tenants, patrons, visitors and employees by properly managing the reduction of crime, litter, debris and graffiti, all considered detractors to commerce, industrial/commercial occupancy and rental rates and investment return if not contained and properly managed.

While there is one government owned parcels within the SLAIT BID, it has a long term land and air rights lease to a private third party. There is no government occupancy or use on this parcel, thus it benefits the same as other privately owned parcels within the SLAIT BID.

These benefits are particular and distinct to each and every assessed parcel within the SLAIT BID and are not provided to non-assessed parcels outside of the District. These programs, services and improvements will confer proportionate special benefits to each individual assessed parcel within the proposed BID. The City of Los Angeles does not provide these programs and services.

In the case of the SLAIT BID, the very nature of the purpose of this District is to fund supplemental programs, improvements and services to assessed parcels within the BID boundaries, above and beyond what is being currently funded either via normal tax supported methods or other funding sources. All benefits derived from the assessments to be levied on assessed parcels within the BID are for services, programs and improvements directly proportionately specially benefiting each individual assessed parcel within the BID. No BID funded services, activities or programs will be provided outside of the BID boundaries.

While every attempt is made to provide BID services and programs to confer benefits only to those identified assessed parcels within the BID, the California State Constitution was amended via Proposition 218 to stipulate that general benefits exist, either by design or unintentional, in all assessment districts and that a portion of the program costs must be considered attributable to general benefits and assigned a value. General benefits cannot be funded by assessment revenues. General benefits might be conferred on parcels within the District, or “spillover” onto parcels surrounding the District, or to the public at large who might be passing through the District with no intention of transacting business within the District or interest in the District itself.

Empirical assessment engineering analysis throughout California has found that general benefits within a given business improvement district tend to range from 1-3% of the total costs. There are three methods that have been used by this Engineer for determining general and special benefit values within assessment districts:

- (1) The parcel by parcel allocation method
- (2) The program/activity line item allocation method, and
- (3) The composite district overlay determinant method.



## SLAIT BID – ENGINEER’S REPORT

A majority of PBIDs in California for which this Assessment Engineer has provided assessment engineering services since the enactment of Article XIIIID of the California Constitution, have used Method #3, the composite district overlay determinant method which will be used for the SLAIT BID. This method of computing the value of general benefit involves a composite of three distinct types of general benefit – general benefit to assessed parcels within the District, general benefit to the public at large within the District and general benefit to parcels outside the District.

It is noted that the calculation of general benefits is based on the Year 1 –2016 special benefit base budget of \$791,758, even though the actual Year 1 – 2016 assessment revenues and budget are projected to be about 12% less at \$696,758. It is the opinion of this Engineer that the higher base budget Year 1 – 2016 BID special benefit costs should be factored into the general benefit level determination since these cost levels will be used to determine budgets and assessment rates for the remainder of the proposed BID’s 5 year term.

### General Benefit – Assessed Parcels within District

BID funded programs are narrowly designed and carefully implemented to specially benefit the assessed District parcels and are only provided for the special benefit to each and every assessed parcel within the District. It is the opinion of this Engineer, based on over 30 years of professional assessment engineering experience, that 100% of benefits conferred on assessed parcels within the District are distinct and special and that there are 0% general benefits conferred on these parcels. This is because the BID funded programs and services are specially geared to the unique needs of each assessed parcel within the BID and are directed specially only to these assessed parcels within the BID. This concept is further reinforced by the proportionality of special benefits conferred on each assessed parcel within the District as determined by the special benefit assessment formula as it is applied to the unique and varying property characteristics unique to each assessed parcel.

### General Benefit - Public At Large

While the SLAIT BID funded programs are narrowly designed and carefully implemented to specially benefit the assessed District properties and are only provided for the special benefit to each and every assessed parcel within the District, these BID funded programs may also provide an incidental general benefit to the public at large within the District. Assessment Engineering experience in California has found that generally over 95% of people moving about within BID boundaries are engaged in business related to assessed parcels and businesses contained on them within the District, while the public at large “just passing through” is typically much less than 5%. Based on this experience curve, the focused nature of the proposed SLAIT BID funded programs, the non-pedestrian friendly industrial nature of the SLAIT BID and over 30 years of assessment engineering experience, it is the opinion of this Engineer that a general benefit factor of 0.005 (0.5%) of BID funded special benefit program costs that might provide an immediate general benefit to the public at large will be applied to these applicable program costs in order to compute the dollar and percent value of general benefits to the public at large. It is the opinion of this Engineer that the programs that may provide immediate general benefits to the public at large are the “Clean and Safe” services. The dollar value of this general benefit type equates to \$3,151 as delineated in the chart below.

### SLAIT BID – ENGINEER'S REPORT

	A	B	C	D	E
Program Element	Dollar Allocation	% Allocation of Special Benefit Cost	General Benefit Factor	General Benefit Percent (B x C)	General Benefit Value
Clean and Safe Services	\$706,565	89.2%	0.005	0.446%	\$3,151

#### General Benefits – Outside Parcels

While District programs and services will not be provided directly to parcels outside the District boundaries, it is reasonable to conclude that District services may confer an indirect general benefit on parcels immediately adjacent to the District boundaries. An inventory of the District boundaries finds that the District is surrounded by 100 general commercial parcels which are all located across major highly trafficked streets and not directly adjacent to assessed parcels within the SLAIT BID.

The 100 general commercial parcels outside the District boundaries can reasonably be assumed to receive some indirect general benefit as a result of BID funded clean and safe programs, services and improvements. Based on over 30 years of assessment engineering experience, it is the opinion of this Engineer that a benefit factor of 1.0 be attributed to the 273 identified and assessed parcels within the District and a benefit factor of 0.025 be attributed to general benefits conferred on the 100 general commercial parcels located across the street from assessed parcels within the SLAIT BID. It is noted that there are no non-assessed parcels immediately adjacent to assessed parcels within the BID boundaries. The dollar value of this general benefit type equates to \$6,470 as delineated in the chart below.

Parcel Type	Quantity	Benefit Factor	Benefit Units	Benefit Percent	Benefit Value
Parcels in the District	273	1	273	99.0926%	\$706,565
Parcels outside the District	100	0.025	<u>2.5</u>	<u>0.90744%</u>	<u>\$6,470</u>
TOTAL			275.5	100.00%	\$713,035

#### Composite General Benefit

Based on the general benefit values delineated in the three sections above, the total value of general benefits conferred on assessed parcels within the District, the public at large and parcels outside the District equates to \$9,621 (1.20%). This leaves a value of 98.8% assigned to special benefit related costs. The general benefit value of \$9,621 when added to the special benefit value of \$791,758 (Year 1 – 2016 basis of assessment) equates to a total Year 1 – 2016 program cost of \$801,379. Remaining costs that are attributed to general benefits, will need to be derived from other sources. A comparison of special and general benefit funding sources is shown later in this Report.

## SLAIT BID – ENGINEER’S REPORT

### BID Programs and Improvements

The projected program special benefit cost allocation for the 5 year BID term, assuming a 3% maximum annual increase based on the Year 1 –2016 base budget is shown on the following Table:

**5 Year Projected Budget – Special Benefit Costs (assumes 3% annual increase over base budget)**

Program	Yr 1 - 2016 “Base Budget”	Yr 1 - 2016 Actual Budget	Yr 2 - 2017 Budget	Yr 3 - 2018 Budget	Yr 4 - 2019 Budget	Yr 5 - 2020 Budget
Security	\$657,994.00	\$579,044.00	\$677,733.82	\$698,065.83	\$719,007.81	\$740,578.04
Streetscape Services	\$48,571.00	\$42,743.00	\$50,028.13	\$51,528.97	\$53,074.84	\$54,667.09
Administration/Operations	\$85,193.00	\$74,971.00	\$87,748.79	\$90,381.25	\$93,092.69	\$95,885.47
<b>TOTAL</b>	<b>\$791,758</b>	<b>\$696,758</b>	<b>\$815,511</b>	<b>\$839,976</b>	<b>\$865,175</b>	<b>\$891,131</b>

As discussed earlier in this Report, the general benefits (i.e. benefits to the general public and surrounding parcels outside the District but not to the assessed parcels themselves) of the proposed improvements, activities and services represent 1.20% of the total benefits generated and, in turn, 1.20% of the costs of the BID funded improvements, activities and services provided. Thus, 1.20% of the total District costs will need to be funded by non-assessment revenue sources such as grants, donations, program income, etc.

A delineation of both special and general benefit costs for each program element is shown in the Table below:

**Year 1 – 2016 to Year 5 –2020 Special + General Benefit Costs**

Service	* YR 1 - 2016 "Base" Assessment Costs	YR 1 - 2016 Non-Assessment Costs	YR 1 - 2016 Total Costs	% of Total
Security	\$657,994	\$12,061	\$670,055	83.11%
Streetscape Services	\$48,571	\$890	\$49,461	6.13%
Program Administration	\$85,193	\$1,562	\$86,755	10.76%
<b>Total</b>	<b>\$791,758</b>	<b>\$14,513</b>	<b>\$806,271</b>	<b>100.00%</b>
Service	YR 2 - 2017 Assessment Costs	YR 2 - 2017 Non-Assessment Costs	YR 2 - 2017 Total Costs	% of Total
Security	\$677,734	\$12,423	\$690,157	83.11%
Streetscape Services	\$50,028	\$917	\$50,945	6.13%
Program Administration	\$87,749	\$1,608	\$89,357	10.76%
<b>Total</b>	<b>\$815,511</b>	<b>\$14,948</b>	<b>\$830,459</b>	<b>100%</b>
Service	YR 3 - 2018 Assessment Costs	YR 3 - 2018 Non-Assessment Costs	YR 3 - 2018 Total Costs	% of Total



## SLAIT BID – ENGINEER’S REPORT

Security	\$698,066	\$12,796	\$710,861	83.11%
Streetscape Services	\$51,529	\$945	\$52,473	6.13%
Program Administration	\$90,381	\$1,657	\$92,038	10.76%
<b>Total</b>	<b>\$839,976</b>	<b>\$15,398</b>	<b>\$855,372</b>	<b>100%</b>
<b>Service</b>	<b>YR 4 - 2019 Assessment Costs</b>	<b>YR 4 - 2019 Non-Assessment Costs</b>	<b>YR 4 - 2019 Total Costs</b>	<b>% of Total</b>
Security	\$719,008	\$13,179	\$732,187	83.11%
Streetscape Services	\$53,075	\$973	\$54,048	6.13%
Program Administration	\$93,093	\$1,706	\$94,799	10.76%
<b>Total</b>	<b>\$865,176</b>	<b>\$15,858</b>	<b>\$881,034</b>	<b>100%</b>
<b>Service</b>	<b>YR 5 - 2020 Assessment Costs</b>	<b>YR 5 - 2020 Non-Assessment Costs</b>	<b>YR 5 - 2020 Total Costs</b>	<b>% of Total</b>
Security	\$740,578	\$13,575	\$754,153	83.11%
Streetscape Services	\$54,667	\$1,002	\$55,669	6.13%
Program Administration	\$95,885	\$1,758	\$97,643	10.76%
<b>Total</b>	<b>\$891,130</b>	<b>\$16,335</b>	<b>\$907,465</b>	<b>100%</b>

\* Again, it is noted that the calculation of general benefits is based on the Year 1 –2016 special benefit base budget and costs of \$791,758, even though the actual Year 1 – 2016 assessment revenues and budget are projected to be about 12% less at \$696,758. It is the opinion of this Engineer that the higher base budget Year 1 – 2016 BID special benefit costs should be factored into the general benefit level determination since these cost levels will be used to determine budgets and assessment rates for the remainder of the proposed BID’s 5 year term.

### SLAIT BID WORK PLAN

#### Overview

The property uses within the boundaries of the BID which will receive special benefits from BID funded programs and services are currently almost entirely industrial based or heavy commercial. Services, programs and improvements provided by the BID (i.e. security, streetscape services and administration/operations) are designed to provide special benefits as described below to identified assessed parcels and the industrial/commercial land uses within the boundaries of the District. It is noted that 100% of the SLAIT BID funds are allocated to “clean and safe” programs and related management and operation expenses.

The proposed SLAIT BID will provide the following special benefit services for each identified individual assessed parcel in the District:

#### SECURITY

The Security program provides services 24 hours per day, 7 days per week to each and every assessed parcel within the BID through a combination of bicycle and vehicular patrols. These services are intended to deter property theft, scavenging, illegal dumping, street vending, street code violations and all other criminal and public nuisance issues. Uniformed safety patrol officers provide a variety of security and safety services by assisting property owners, patrons, visitors

## **SLAIT BID – ENGINEER'S REPORT**

and employees and support police crime prevention efforts to reduce the incidence of crime and nuisance activities.

In addition to the security patrols, security personnel in the BID monitor the District's system of sixty video cameras 24 hours per day, 7 days a week. Recordings are made and stored of images from all cameras to use in prosecuting criminal behavior. The video monitoring acts as a dispatcher by observing incidents and dispatching either the bike patrol or vehicle patrol to investigate. The monitoring allows the BID to contact LAPD to assist when necessary. Included in the program element are funds for ongoing security monitoring system repairs and upkeep, including repair of broken gates and arms, technical malfunctions, replacement of damaged cameras, repair or replacement of signs, the parking gate cabinets and the dispatch booth.

BID funded Security services from past BIDs in this area have been extremely effective in reducing local crime within the District. More than a 50% reduction in criminal related incidents and arrests within the SLAIT BID have resulted due to the presence of security patrols and monitoring systems funded by past BID terms.

The BID funded Security program element will confer proportionate special benefits to each and every identified and assessed parcel within the proposed BID. As a result of the BID funded Security program element, assessed parcels may attract more industrial clients, employees, tenants and investors and thereby may increase business volumes, sales transactions, industrial/commercial occupancies, industrial/commercial rental income and return on investments.

The BID funded Security program element is designed to improve industrial commerce, security and safety of assessed parcels for their tenants, patrons, visitors and employees within the SLAIT BID which may reduce criminal activity and criminal elements, both considered detractions to commerce, industrial/commercial occupancy and rental rates and investment return if not contained and properly managed.

### **STREETSCAPE SERVICES**

Streetscape Services includes regular programmed and response oriented sidewalk sweeping and pressure washing, graffiti abatement, removal of trash and discarded bulky items, and other related streetscape related issues that may arise. Streetscape services are provided directly to and for the special benefit of each and every assessed parcel within the SLAIT BID.

The BID funded Streetscape Services program element will confer proportionate special benefits to each and every identified and assessed parcel within the proposed BID. As a result of the BID funded Streetscape Services program element, assessed parcels may attract more industrial clients, employees, tenants and investors which may increase business volumes, sales transactions, industrial/commercial occupancies, industrial/commercial rental income and return on investments.

The BID funded Streetscape Services program element is designed to improve industrial commerce and aesthetics and appearance of assessed parcels within the SLAIT BID for their tenants, patrons, visitors and employees by reducing litter, debris and graffiti, all considered detractions to commerce, industrial/commercial occupancy and rental rates and



## **SLAIT BID – ENGINEER’S REPORT**

investment return if not contained and properly managed.

### **ADMINISTRATION/OPERATIONS**

Included in the Administration/Operations program element are the costs for an Executive Director, office expenses, newsletters, legal fees, accounting/bookkeeping fees, Directors & Officers and General Liability insurance, City/County of Los Angeles collection fees and delinquent assessments.

This program element provides proportionate special benefits to each and every identified and assessed parcel within the proposed BID. This program element is key to the proper expenditure of BID assessment funds and the administration of BID programs and activities that are intended to attract more industrial clients, employees, tenants and investors as a result of Administration/Operations which may increase business volumes, sales transactions, industrial/commercial occupancies, industrial/commercial rental income and return on investments. Administration/Operations are intended to improve industrial commerce and aesthetic appeal and safety of assessed parcels for their tenants, patrons, visitors and employees by properly managing the reduction of crime, litter, debris and graffiti, all considered detractions to commerce, industrial/commercial occupancy and rental rates and investment return if not contained and properly managed.

In summary, the BID funded work program elements described above work together to specially benefit each assessed parcel within the SLAIT BID to create optimal conditions that are conducive to strengthening the current and future economic vitality of each and every assessed parcel in the District. BID funded programs, services and improvements are intended to attract more industrial clients, employees, tenants and investors as a result of BID funded programs, services and improvements, thereby may increase business volumes, sales transactions, industrial/commercial occupancies, industrial/commercial rental income and return on investments. BID Funded programs, services and improvements are intended to improve industrial commerce and aesthetic appeal for each assessed parcel within the SLAIT BID and its tenants, patrons, visitors and employees by properly managing the reduction of crime, litter, debris and graffiti, all considered detractions to commerce, industrial/commercial occupancy and rental rates and investment return if not contained and properly managed.

The SLAIT BID Work Program is designed to specifically benefit each individual assessed parcel within the BID boundaries. The proposed BID assessments will only be levied on identified specially benefitting parcels within the BID boundaries and assessment revenues will be spent to deliver services that only provide a direct and special benefit to assessed parcels within the SLAIT BID intended to improve the economic vitality of these parcels.

The BID assessment rate may be increased up to 3% per year for each individual parcel during the five year effective operating period based on the Year 1 – 2016 base budget and assessment rate. Any such increases shall be included in the Annual Planning Report adopted by the City of Los Angeles City Council. The accrued interest and delinquent payments may be expended within the budgeted categories. The Owners Association Board of the proposed SLAIT BID shall determine the percentage increase to the annual assessment and the methodology employed to determine the amount of the increase. The BID Director shall communicate the annual increase to the City of Los Angeles each year in which the



## SLAIT BID – ENGINEER’S REPORT

BID operates at a time determined in the Administration Contract held between the Owners Association and the City of Los Angeles. Accrued interest and delinquent payments will be expended within the budget categories in the percentage amount indicated. No bonds are to be issued in conjunction with this proposed BID.

Assessments for the Fiscal Year beginning January 1, 2016 and assessments for subsequent fiscal years, through and including the Fiscal Year ending December 31, 2017 will be collected at the same time and in the same manner as ad valorem taxes paid to the County of Los Angeles. The City of Los Angeles is authorized to collect any assessments not placed on the County tax rolls, or to place assessments, unpaid delinquent assessments, or penalties on the County tax rolls as appropriate to implement the Management District Plan.

It is recognized that market conditions may cause the cost of providing goods and services to fluctuate from year to year. Accordingly, the Owners’ Association shall have the right to reallocate up to 10% of any budget line item within the budget categories based on such cost fluctuations subject to the review and approval by the Board and included in the Annual Planning Report that will be approved by the Los Angeles City Council pursuant to Streets and Highways Code Section 36650. Accrued interest or delinquent payments may be expended in any budget category.

Pursuant to Section 36671 of the Streets and Highways Code, any funds remaining after the fifth year of operation will be rolled over into the renewal budget or returned to stakeholders. Also, assessment funds may be applied to District renewal costs. If the District is not renewed or terminated for any reason, unexpended funds will be returned to the property owners.

**Finding 3. From Section 4(a): “(Determine) the proportionate special benefit derived by each parcel in relationship to the entirety of the.....cost of public improvement(s) or the maintenance and operation expenses.....or the cost of the property related service being provided.**

Each identified parcel within the district will be assessed based on property characteristics unique only to that parcel. Based on the specific needs and corresponding nature of the program activities to be funded by the proposed SLAIT BID (i.e. security; streetscape services and administration/operations) it is the opinion of this Assessment Engineer that the assessment factor on which to base assessment rates relate directly to the proportionate amount of land area of each parcel within one benefit zone.

The calculated assessment rate is applied to the actual measured area of each parcel and thereby are proportional to each and every other identified parcel within the district as a whole. Larger parcels are expected to impact the demand for services and programs to a greater extent than smaller land areas and thus, are assigned a greater proportionate degree of assessment program and service costs.

The proportionate special benefit cost for each parcel has been calculated based on proportionate formula component and is listed as an attachment to the Management District Plan and this Report. The individual percentages (i.e. proportionate

## **SLAIT BID – ENGINEER’S REPORT**

relationship to the total special benefit related program and activity costs) is computed by dividing the individual parcel assessment by the total special benefit program costs.

**Finding 4.** From Section 4(a): “No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel.”

Not only are the proposed program costs reasonable due to the benefit of group purchasing and contracting which would be possible through the proposed SLAIT BID, they are also considerably less than other options considered by the proposed SLAIT BID renewal proponent group. The actual assessment rate for each parcel within the BID directly relate to the level of service and, in turn, special benefit to be provided based on the respective building area, land area and street frontage of each parcel.

**Finding 5.** From Section 4(a): “Parcels.....that are owned or used by any (public) agency shall not be exempt from assessment.....”

Article XIID (Proposition 218) of the California State Constitution states that government owned properties are not exempt from benefit assessments, unless there is clear and convincing evidence showing that they receive no special benefit from the programs and services to be funded by the proposed benefit assessments. At this time there is one government owned parcel within the proposed BID, APN 6007-001-900 located at 5844 Avalon Boulevard; it is owned by the City of Los Angeles Housing Authority who had entered into a long term land and air rights lease with a private entity, D Delat Partnership, for private use. There is no government agency land use or occupancy on this parcel, only private use and occupancy.

It is the opinion of this Engineer that this privately used and occupied parcel, even though the underlying land is government owned, will proportionately specially benefit from the BID funded security, streetscape services and administration/operations to the same extent as other privately owned parcels. There is no compelling evidence that the identified assessable government owned parcel described above would not benefit equally to privately owned parcels and, thus, will be assessed in the same manner as privately owned parcels in the BID.

The Year 1 - 2016 basis of assessment for this parcel is \$1,417.50 (0.18% of the total SLAIT BID assessment) based on a parcel land area of 15,750 sq ft. The actual Year 1 – 2016 assessment will be \$1,247.42.

**Finding 6.** From Section 4(b): “All assessments must be supported by a detailed engineer’s report prepared by a registered professional engineer certified by the State of California”.

This report serves as the “detailed engineer’s report” to support the benefit property assessments proposed to be levied within the proposed SLAIT BID.

## **SLAIT BID – ENGINEER’S REPORT**

**Finding 7.** From Section 4(c): “The amount of the proposed assessment for each parcel shall be calculated (along with) the total amount thereof chargeable to the entire district, the duration of such payments, the reason for such assessment and the basis upon which the amount of the proposed assessment was calculated.”

The individual and total parcel assessments attributable to special property benefits are shown on Appendix 1 to the Management District Plan and this Report. The proposed District and resultant assessment payments will continue for 5 years and may be renewed again at that time. The reasons (purposes) for the proposed assessments are outlined in Finding 2 above as well as in the Management District Plan. The calculation basis of the proposed assessment is attributed to building area, land area and street frontage. There is a single benefit zone.

### **Assessment Formula Methodology**

#### **Step 1. Select “Basic Benefit Unit(s)”**

The method used to determine special benefits derived by each identified property within a BID begins with the selection of a suitable and tangible basic benefit unit. For property related services, such as those proposed in the SLAIT BID, the benefit unit may be measured in linear feet of street frontage or parcel size in square feet or building size in square feet or any combination of these factors. Factor quantities for each parcel are then measured or otherwise ascertained. From these figures, the amount of benefit units to be assigned to each property can be calculated. Special circumstances such as unique geography, land uses, development constraints etc. are carefully reviewed relative to specific programs and improvements to be funded by the BID in order to determine any levels of different benefit that may apply on a parcel-by-parcel or categorical basis.

Based on the factors described above such as geography and nature of programs and activities proposed, an assessment formula is developed which is derived from a singular or composite basic benefit unit factor or factors. Within the assessment formula, different factors may be assigned different “weights” or percentage of values based on their relationship to programs/services to be funded.

Next, all program and activity costs, including incidental costs, District administration and ancillary program costs, are estimated. It is noted, as stipulated by Article XIIIID of the California Constitution, and now required of all property based assessment Districts, indirect or general benefits costs may not be incorporated into the assessment formula and levied on the District properties; only direct or “special” benefits and costs may be considered. Indirect or general benefit costs, if any, must be identified and, if quantifiable, calculated and factored out of the assessment cost basis to produce a “net” cost figure. In addition, Article XIIIID of the California Constitution no longer automatically exempts government owned property from being assessed unless the respective public agency can provide clear and convincing evidence that their property does not specially benefit from the programs and services to be funded by the proposed special assessments. If special benefit is determined to be conferred upon such properties, they must be assessed in proportion to special benefits



## **SLAIT BID – ENGINEER’S REPORT**

conferred in a manner similar to privately owned property assessments

From the estimated net program costs, the value of a basic benefit unit or “basic net unit cost” can be computed by dividing the total amount of estimated net program costs by the total number of benefit units. The amount of assessment for each parcel can be computed at this time by multiplying the Net Unit Cost times the number of Basic Benefit Units per parcel. This is known as “spreading the assessment” or the “assessment spread” in that all costs are allocated proportionally or “spread” amongst all benefitting properties within the BID.

The method and basis of spreading program costs varies from one BID to another based on local geographic conditions, types of programs and activities proposed, and size and development complexity of the District. BIDs may require secondary benefit zones to be identified to allow for a tiered assessment formula for variable or “stepped-down” benefits derived.

### **Assessment Formula Basis**

Based on the specific needs and corresponding nature of the program activities to be funded by the proposed SLAIT BID (i.e. security, streetscape services and administration/operations) it is the opinion of this Assessment Engineer that the assessment factor(s) on which to base assessment rates relate directly to the proportionate amount of each parcel’s land area within one benefit zone.

The “Basic Benefit Units” will be expressed as a function of parcel land area in square feet (Benefit Unit “A”). Based on the shape of the proposed SLAIT BID, as well as the nature of the District program elements, it is determined that all identified properties will gain a direct and proportionate degree of special benefit based on the respective amount of parcel land area within one benefit zone.

For industrial and commercial, land uses, the application of land areas quantities is a proven method of fairly and equitably spreading special benefit costs to these beneficiaries of BID funded services, programs and improvements. This factor directly relates to the degree of special benefit each assessed parcel will receive from BID funded activities. There are no parcels zoned solely residential within the SLAIT BID.

Land area is a direct measure of the current and future development capacity of each parcel and its corresponding impact or draw on the proposed BID funded activities. In the opinion of this Assessment Engineer, the targeted weight of this factor, land area, should generate 100% of the total BID revenue.

### **Commercial /Industrial Condominiums (future, if any)**

While there are no current commercial or industrial condominiums within the SLAIT BID, such units, if and when built, shall be assessed based on actual land area covered for each unit for a one floor complex or, if multi-floor, land shall be

## **SLAIT BID – ENGINEER’S REPORT**

assessed at land area rate but pro-rated for each unit relative to total building area

### **Future Development**

Other than future maximum rates and the assessment methodology delineated in this Report, per State Law (Government Code Section 53750), future assessments may change for any given parcel if such a change is attributable to events other than an increased rate or revised methodology, such as a change in the density, intensity, or nature of the use of land. Any change in assessment formula methodology or rates other than as stipulated in this Report would require a new State mandated ballot procedure in order to approve any such changes.

### **Step 2. Quantify Total Basic Benefit Units**

Taking into account all identified benefiting properties and their respective assessable benefit units, there are 8,797,309 assessable Benefit Units A (land area).

### **Step 3. Calculate Benefit Units for Each Property.**

The number of Benefit Units for each identified benefiting parcel within the proposed SLAIT BID was computed from data extracted from County Assessor records and maps. These data sources delineate current land uses, building areas, property areas and dimensions of record for each parcel. While it is understood that this data does not represent legal field survey measurements or detailed title search of recorded land subdivision maps or building records, it does provide an acceptable basis for the purpose of calculating property based assessments. All respective property data being used for assessment computations will be provided to each property owner in the BID for their review. All known or reported discrepancies, errors or misinformation will be corrected.

### **Step 4. Determine Assessment Formula**

In the opinion of this Engineer, the assessment formula for the proposed SLAIT BID is as follows:

#### **SLAIT BID ASSESSMENT FORMULA**

**Assessment = Land Area Assessment**

**Land Area Assessment = land area x land area rate**

The assessment revenue is based 100% on parcel land area.

#### **Year 1 – 2016 Base Land Area Rate (Unit A)**

$(\$791,758 \times 100\%) / 8,797,309 \text{ assessable land units} = \$0.09/\text{sq ft land area}$

It is noted that Year 1 – 2016 actual assessment rates will be reduced for this year only (as shown below) due to projected lower Year 1 – 2016 actual program costs. The total assessment revenue to be generated in Year 1 – 2016 is \$696,758, whereas the Year 1 – 2016 “base” costs and budget equates to \$791,758.

## SLAIT BID – ENGINEER’S REPORT

### Year 1 – 2016 Actual Land Area Rate (Unit A)

$$(\$696,758 \times 100\%) / 8,797,309 \text{ assessable land units} = \$0.07920126 / \text{sq ft land area}$$

The proposed BID property assessments are based on a single factor – parcel land area. The Year 1 - 2016 BID actual assessment rate is \$0.07920126 per square foot of land area for each identified parcel. This rate has been reduced for Year 1 –2016 only from the Year 1 base rate of \$0.09 per sq ft of land due to actual projected lower Year 1 –2016 program costs. It is projected that Year 2 – 2017 costs will increase to the Year 1 –2016 “base” cost level plus any Board approved annual increase. As such, the base rate of \$0.09 per sq ft of land shall be the basis of any future year assessment rate increases.

### YEAR 1 –2016 ASSESSMENT RATE CHART

Description	Land Area Rate
Year 1 – 2016 Base Rate	\$0.09 per sq ft
Year 1 – 2016 Actual Rate	\$0.079201264 per sq ft

Note: Future commercial/industrial condominiums, if any, will be assessed at the rates shown in the chart above based on pro-rated quantities for land of the entire complex

### SAMPLE ASSESSMENT CALCULATIONS:

Assume a 30,000 sq ft parcel:

Year 1 actual assessment           = 30,000 sq ft land x 7.920126¢/sq ft  
  = \$2,376/Year  
  = \$198/Month  
  = \$6.60/Day

Year 2 max assessment           = 30,000 sq ft land x 9.27¢/sq ft  
  = \$2,781/Year  
  = \$232/Month  
  = \$7.73/Day

### Step 5. Estimate Total District Costs

The total projected 5 year District costs for 2016 – 2020 of the BID are shown below in the following Table assuming a maximum 3% increase per year from the Year 1 – 2016 “base budget”:



## SLAIT BID – ENGINEER’S REPORT

### 5 Year Budget – Special Benefit Costs (assumes 3% max annual increase over Year 1 “Base Budget”)

Program	Yr 1 2016 “Base” Budget	Yr 1 - 2016 Actual Budget	Yr 2 2017 Budget	Yr 3 2018 Budget	Yr 4 2019 Budget	Yr 5 2020 Budget
Security	\$657,994.00	\$579,044.00	\$677,733.82	\$698,065.83	\$719,007.81	\$740,578.04
Streetscape Services	\$48,571.00	\$42,743.00	\$50,028.13	\$51,528.97	\$53,074.84	\$54,667.09
Administration/Operations	\$85,193.00	\$74,971.00	\$87,748.79	\$90,381.25	\$93,092.69	\$95,885.47
<b>TOTAL</b>	<b>\$791,758</b>	<b>\$696,758</b>	<b>\$815,511</b>	<b>\$839,976</b>	<b>\$865,175</b>	<b>\$891,131</b>

#### **Step 6. Separate General Benefits from Special Benefits and Related Costs**

Total special and general costs are estimated at \$801,379 (see Finding 2 on page 9 of this report). General benefits are factored at 1.20% of total (see Finding 2 on page 9 of this report) with special benefits set at 98.8%. Article XIIIID (Proposition 218) of the California State Constitution limits the levy of property assessments to costs attributed to special benefits only. The 1.20% general benefit cost is computed to be \$9,621 with a resultant 98.8% special benefit limit computed at \$791,758. *This is the maximum amount of Year 1 –2016 revenue that can be derived from property assessments from the subject BID.* (See Table on pages 10-11 of this Report delineating special and general benefit costs for each BID work plan element for each year of the proposed BID term).

It is noted that the calculation of general benefits is based on a special benefit base budget of \$791,758, even though the Year 1 – 2016 assessment revenues and actual costs are projected to be \$696,758. It is the opinion of this Engineer that the Year 1 – 2016 “base” costs should conservatively be factored into the general benefit level determination.

All program costs associated with general benefits will be derived from sources other than BID assessments. Sample “other” revenue sources are shown in the Table below

#### **Special and General Benefit Revenue Sources**

Revenue Source	Revenue
Year 1 –2016 Base Budget (Basis of Future Assessments)*	\$791,758
Other estimated grants, sponsors, program income, etc	\$9,621

\* “Basis of Future Assessments” is used to conservatively determine the Year 1 – 2016 general benefit cost value.

#### **Step 7. Calculate “Basic Unit Cost”**

With a YR 1 - 2016 base budget set at \$791,758 (special benefit only), the Basic Unit Costs are shown above in Step 4. Since the BID is being proposed for a 5 year term, maximum assessments for future years (2017-2020) must be set at the

## **SLAIT BID – ENGINEER’S REPORT**

inception of the proposed BID. An annual inflationary assessment rate increase of up to 3% may be imposed for future year assessments relative to the Year 1 – 2016 “base” assessment rate, upon approval by the BID Property Owners Association Board. The maximum assessment rates for the 5 year proposed BID term of 2016-2020 are shown in the Table below. The assessment rates listed constitute the maximum assessment rates that may be imposed for each year of the proposed BID term (2016-2020).

### **YR 1-5 (2016 - 2020) Maximum Assessment Rates (assumes 3% annual increase from Yr 1 Base Rate)**

	<b>YR 1 - 2016 Actual Rate</b>	<b>YR 1 - 2016 “Base” Rate</b>	<b>YR 2 - 2017 Max Rate</b>	<b>YR 3 - 2018 Max Rate</b>	<b>YR 4 - 2019 Max Rate</b>	<b>YR 5 - 2020 Max Rate</b>
<b>Land Rate/SF</b>	\$0.079201	\$0.090000	\$0.092700	\$0.095481	\$0.098345	\$0.101296

### **Step 8. Spread the Assessments**

The resultant assessment spread calculation results for each parcel within the BID are shown in the Management District Plan and were determined by applying the District assessment formula to each identified benefiting property.

### **Miscellaneous District Provisions**

#### **Time and manner of collecting assessments:**

The District assessments shall appear as a separate line item on the property tax bills issued by the Los Angeles County Assessor. If necessary, a manual billing may be prepared by the City of Los Angeles in lieu of the assessment’s inclusion on the Assessor’s property tax bills.

#### **Bonds:**

No bonds are to be issued in conjunction with this proposed BID.

#### **Implementation Timeline:**

In accordance with State law, the District will have a five year operational term from January 1, 2016 to December 31, 2017. The BID operation is expected to begin services on or shortly after January 1, 2016. If the District is not renewed, services will end on December 31, 2020.

# APPENDIX 1

## YR 1 - 2016 ASSESSMENT ROLL (Property Tax Year 2015-16)



**SLAIT BID – ENGINEER’S REPORT**

No.	APN	Land Area (Sq Ft)	2016 Base Assmt @ \$0.09/SF Land	2016 Actual Assmt @ \$0.079201264/SF Land	% Total
1	6007-001-001	16,900	\$1,521.00	\$1,338.50	0.19%
2	6007-001-005	7,500	\$675.00	\$594.01	0.09%
3	6007-001-006	14,700	\$1,323.00	\$1,164.26	0.17%
4	6007-001-007	54,900	\$4,941.00	\$4,348.15	0.62%
5	6007-001-008	54,900	\$4,941.00	\$4,348.15	0.62%
6	6007-001-009	36,600	\$3,294.00	\$2,898.77	0.42%
7	6007-001-900	15,750	\$1,417.50	\$1,247.42	0.18%
8	6007-002-001	36,600	\$3,294.00	\$2,898.77	0.42%
9	6007-002-006	36,600	\$3,294.00	\$2,898.77	0.42%
10	6007-002-008	18,300	\$1,647.00	\$1,449.38	0.21%
11	6007-002-009	18,300	\$1,647.00	\$1,449.38	0.21%
12	6007-002-017	16,473	\$1,482.57	\$1,304.68	0.19%
13	6007-002-018	80,427	\$7,238.43	\$6,369.92	0.91%
14	6007-002-019	48,450	\$4,360.50	\$3,837.30	0.55%
15	6007-002-020	22,450	\$2,020.50	\$1,778.07	0.26%
16	6007-002-021	3,442	\$309.78	\$272.61	0.04%
17	6007-002-022	22,500	\$2,025.00	\$1,782.03	0.26%
18	6007-002-023	49,920	\$4,492.80	\$3,953.73	0.57%
19	6007-002-024	35,168	\$3,165.12	\$2,785.35	0.40%
20	6007-002-026	11,812	\$1,063.08	\$935.53	0.13%
21	6007-002-027	17,850	\$1,606.50	\$1,413.74	0.20%
22	6007-002-028	132,792	\$11,951.28	\$10,517.29	1.51%
23	6007-002-030	141,320	\$12,718.80	\$11,192.72	1.61%
24	6007-003-001	18,300	\$1,647.00	\$1,449.38	0.21%
25	6007-003-004	35,763	\$3,218.67	\$2,832.47	0.41%
26	6007-003-005	36,685	\$3,301.65	\$2,905.50	0.42%
27	6007-003-006	36,705	\$3,303.45	\$2,907.08	0.42%
28	6007-003-007	31,907	\$2,871.63	\$2,527.07	0.36%
29	6007-003-008	15,430	\$1,388.70	\$1,222.08	0.18%
30	6007-003-011	111,221	\$10,009.89	\$8,808.84	1.26%
31	6007-003-012	17,633	\$1,586.97	\$1,396.56	0.20%
32	6007-003-013	58,140	\$5,232.60	\$4,604.76	0.66%
33	6007-003-014	32,300	\$2,907.00	\$2,558.20	0.37%
34	6007-003-015	32,300	\$2,907.00	\$2,558.20	0.37%
35	6007-003-016	32,300	\$2,907.00	\$2,558.20	0.37%
36	6007-003-017	20,188	\$1,816.92	\$1,598.92	0.23%
37	6007-003-018	20,188	\$1,816.92	\$1,598.92	0.23%
38	6007-003-022	72,354	\$6,511.86	\$5,730.53	0.82%
39	6007-003-028	134,414	\$12,097.26	\$10,645.76	1.53%
40	6007-003-029	51,614	\$4,645.26	\$4,087.89	0.59%
41	6007-003-030	70,592	\$6,353.28	\$5,590.98	0.80%
42	6007-003-031	31,350	\$2,821.50	\$2,482.96	0.36%
43	6007-004-001	54,600	\$4,914.00	\$4,324.39	0.62%
44	6007-004-002	27,300	\$2,457.00	\$2,162.19	0.31%
45	6007-004-003	27,300	\$2,457.00	\$2,162.19	0.31%

**SLAIT BID – ENGINEER’S REPORT**

46	6007-004-004	54,600	\$4,914.00	\$4,324.39	0.62%
47	6007-004-005	13,650	\$1,228.50	\$1,081.10	0.16%
48	6007-004-006	13,650	\$1,228.50	\$1,081.10	0.16%
49	6007-004-007	27,300	\$2,457.00	\$2,162.19	0.31%
50	6007-004-008	102,047	\$9,184.23	\$8,082.25	1.16%
51	6007-004-009	84,345	\$7,591.05	\$6,680.23	0.96%
52	6007-004-010	102,400	\$9,216.00	\$8,110.21	1.16%
53	6007-004-012	22,300	\$2,007.00	\$1,766.19	0.25%
54	6007-004-013	22,300	\$2,007.00	\$1,766.19	0.25%
55	6007-004-014	22,300	\$2,007.00	\$1,766.19	0.25%
56	6007-004-015	22,300	\$2,007.00	\$1,766.19	0.25%
57	6007-004-016	22,300	\$2,007.00	\$1,766.19	0.25%
58	6007-005-001	49,178	\$4,426.02	\$3,894.96	0.56%
59	6007-005-004	16,653	\$1,498.77	\$1,318.94	0.19%
60	6007-005-005	54,600	\$4,914.00	\$4,324.39	0.62%
61	6007-005-006	27,300	\$2,457.00	\$2,162.19	0.31%
62	6007-005-007	13,650	\$1,228.50	\$1,081.10	0.16%
63	6007-005-008	13,650	\$1,228.50	\$1,081.10	0.16%
64	6007-005-009	14,868	\$1,338.12	\$1,177.56	0.17%
65	6007-005-011	44,600	\$4,014.00	\$3,532.38	0.51%
66	6007-005-012	22,300	\$2,007.00	\$1,766.19	0.25%
67	6007-005-013	26,760	\$2,408.40	\$2,119.43	0.30%
68	6007-005-014	96,926	\$8,723.34	\$7,676.66	1.10%
69	6007-005-015	19,065	\$1,715.85	\$1,509.97	0.22%
70	6007-005-016	89,200	\$8,028.00	\$7,064.75	1.01%
71	6007-005-018	53,781	\$4,840.29	\$4,259.52	0.61%
72	6007-005-019	55,146	\$4,963.14	\$4,367.63	0.63%
73	6007-005-020	51,870	\$4,668.30	\$4,108.17	0.59%
74	6007-006-002	40,758	\$3,668.22	\$3,228.09	0.46%
75	6007-006-005	13,380	\$1,204.20	\$1,059.71	0.15%
76	6007-006-006	13,380	\$1,204.20	\$1,059.71	0.15%
77	6007-006-007	18,701	\$1,683.09	\$1,481.14	0.21%
78	6007-006-008	22,300	\$2,007.00	\$1,766.19	0.25%
79	6007-006-009	33,450	\$3,010.50	\$2,649.28	0.38%
80	6007-006-010	33,450	\$3,010.50	\$2,649.28	0.38%
81	6007-006-011	22,300	\$2,007.00	\$1,766.19	0.25%
82	6007-006-012	17,300	\$1,557.00	\$1,370.18	0.20%
83	6007-006-013	20,760	\$1,868.40	\$1,644.22	0.24%
84	6007-006-016	13,840	\$1,245.60	\$1,096.15	0.16%
85	6007-006-017	8,650	\$778.50	\$685.09	0.10%
86	6007-006-018	8,650	\$778.50	\$685.09	0.10%
87	6007-006-019	17,300	\$1,557.00	\$1,370.18	0.20%
88	6007-006-020	21,798	\$1,961.82	\$1,726.43	0.25%
89	6007-006-021	12,802	\$1,152.18	\$1,013.93	0.15%
90	6007-006-024	51,900	\$4,671.00	\$4,110.55	0.59%
91	6007-006-025	76,083	\$6,847.47	\$6,025.87	0.86%
92	6007-006-026	13,260	\$1,193.40	\$1,050.21	0.15%



**SLAIT BID – ENGINEER’S REPORT**

93	6007-006-027	8,840	\$795.60	\$700.14	0.10%
94	6007-006-029	34,600	\$3,114.00	\$2,740.36	0.39%
95	6007-006-030	20,760	\$1,868.40	\$1,644.22	0.24%
96	6007-007-001	22,300	\$2,007.00	\$1,766.19	0.25%
97	6007-007-002	16,725	\$1,505.25	\$1,324.64	0.19%
98	6007-007-003	28,990	\$2,609.10	\$2,296.04	0.33%
99	6007-007-004	26,760	\$2,408.40	\$2,119.43	0.30%
100	6007-007-005	27,875	\$2,508.75	\$2,207.74	0.32%
101	6007-007-006	17,840	\$1,605.60	\$1,412.95	0.20%
102	6007-007-007	26,760	\$2,408.40	\$2,119.43	0.30%
103	6007-007-008	15,572	\$1,401.48	\$1,233.32	0.18%
104	6007-007-009	76,868	\$6,918.12	\$6,088.04	0.87%
105	6007-007-015	51,940	\$4,674.60	\$4,113.71	0.59%
106	6007-007-016	17,300	\$1,557.00	\$1,370.18	0.20%
107	6007-007-017	33,735	\$3,036.15	\$2,671.85	0.38%
108	6007-007-018	9,515	\$856.35	\$753.60	0.11%
109	6007-007-019	8,650	\$778.50	\$685.09	0.10%
110	6007-007-020	34,600	\$3,114.00	\$2,740.36	0.39%
111	6007-007-021	8,740	\$786.60	\$692.22	0.10%
112	6007-007-022	60,608	\$5,454.72	\$4,800.23	0.69%
113	6007-008-001	30,275	\$2,724.75	\$2,397.82	0.34%
114	6007-008-002	17,300	\$1,557.00	\$1,370.18	0.20%
115	6007-008-003	23,355	\$2,101.95	\$1,849.75	0.27%
116	6007-008-004	30,275	\$2,724.75	\$2,397.82	0.34%
117	6007-008-005	6,920	\$622.80	\$548.07	0.08%
118	6007-008-006	35,151	\$3,163.59	\$2,784.00	0.40%
119	6007-008-007	54,028	\$4,862.52	\$4,279.09	0.61%
120	6007-008-008	29,759	\$2,678.31	\$2,356.95	0.34%
121	6007-008-009	33,330	\$2,999.70	\$2,639.78	0.38%
122	6007-008-010	26,967	\$2,427.03	\$2,135.82	0.31%
123	6007-008-011	29,576	\$2,661.84	\$2,342.46	0.34%
124	6007-008-012	15,840	\$1,425.60	\$1,254.55	0.18%
125	6007-008-013	17,820	\$1,603.80	\$1,411.37	0.20%
126	6007-008-014	30,690	\$2,762.10	\$2,430.69	0.35%
127	6007-008-015	19,800	\$1,782.00	\$1,568.19	0.23%
128	6007-008-016	22,770	\$2,049.30	\$1,803.41	0.26%
129	6007-008-017	19,800	\$1,782.00	\$1,568.19	0.23%
130	6007-009-001	6,160	\$554.40	\$487.88	0.07%
131	6007-009-002	19,790	\$1,781.10	\$1,567.39	0.22%
132	6007-009-003	15,570	\$1,401.30	\$1,233.16	0.18%
133	6007-009-004	27,680	\$2,491.20	\$2,192.29	0.31%
134	6007-009-005	17,300	\$1,557.00	\$1,370.18	0.20%
135	6007-009-006	13,840	\$1,245.60	\$1,096.15	0.16%
136	6007-009-007	8,650	\$778.50	\$685.09	0.10%
137	6007-009-008	34,600	\$3,114.00	\$2,740.36	0.39%
138	6007-009-009	17,300	\$1,557.00	\$1,370.18	0.20%
139	6007-009-010	8,650	\$778.50	\$685.09	0.10%
140	6007-009-011	8,650	\$778.50	\$685.09	0.10%



**SLAIT BID – ENGINEER’S REPORT**

141	6007-009-012	17,300	\$1,557.00	\$1,370.18	0.20%
142	6007-009-013	8,650	\$778.50	\$685.09	0.10%
143	6007-009-014	8,650	\$778.50	\$685.09	0.10%
144	6007-009-015	21,625	\$1,946.25	\$1,712.73	0.25%
145	6007-009-018	15,840	\$1,425.60	\$1,254.55	0.18%
146	6007-009-019	29,898	\$2,690.82	\$2,367.96	0.34%
147	6007-009-020	27,720	\$2,494.80	\$2,195.46	0.32%
148	6007-009-021	7,920	\$712.80	\$627.27	0.09%
149	6007-009-022	13,745	\$1,237.05	\$1,088.62	0.16%
150	6007-009-023	39,517	\$3,556.53	\$3,129.80	0.45%
151	6007-009-024	19,800	\$1,782.00	\$1,568.19	0.23%
152	6007-009-025	99,000	\$8,910.00	\$7,840.93	1.13%
153	6007-009-026	15,840	\$1,425.60	\$1,254.55	0.18%
154	6007-010-001	99,000	\$8,910.00	\$7,840.93	1.13%
155	6007-010-002	17,820	\$1,603.80	\$1,411.37	0.20%
156	6007-010-003	21,780	\$1,960.20	\$1,725.00	0.25%
157	6007-010-007	39,600	\$3,564.00	\$3,136.37	0.45%
158	6007-010-008	19,800	\$1,782.00	\$1,568.19	0.23%
159	6007-010-009	17,110	\$1,539.90	\$1,355.13	0.19%
160	6007-010-010	14,751	\$1,327.59	\$1,168.30	0.17%
161	6007-010-011	18,375	\$1,653.75	\$1,455.32	0.21%
162	6007-010-012	14,619	\$1,315.71	\$1,157.84	0.17%
163	6007-010-013	14,560	\$1,310.40	\$1,153.17	0.17%
164	6007-010-014	18,063	\$1,625.67	\$1,430.61	0.21%
165	6007-010-015	28,774	\$2,589.66	\$2,278.94	0.33%
166	6007-010-016	10,744	\$966.96	\$850.94	0.12%
167	6007-010-017	17,850	\$1,606.50	\$1,413.74	0.20%
168	6007-010-018	53,123	\$4,781.07	\$4,207.41	0.60%
169	6007-010-019	14,525	\$1,307.25	\$1,150.40	0.17%
170	6007-010-020	14,603	\$1,314.27	\$1,156.58	0.17%
171	6007-010-021	59,400	\$5,346.00	\$4,704.56	0.68%
172	6007-011-001	39,762	\$3,578.58	\$3,149.20	0.45%
173	6007-011-002	68,200	\$6,138.00	\$5,401.53	0.78%
174	6007-011-003	40,406	\$3,636.54	\$3,200.21	0.46%
175	6007-011-004	30,177	\$2,715.93	\$2,390.06	0.34%
176	6007-011-005	54,600	\$4,914.00	\$4,324.39	0.62%
177	6007-011-009	84,000	\$7,560.00	\$6,652.91	0.95%
178	6007-011-010	75,331	\$6,779.79	\$5,966.31	0.86%
179	6007-011-011	95,843	\$8,625.87	\$7,590.89	1.09%
180	6007-015-002	14,605	\$1,314.45	\$1,156.73	0.17%
181	6007-015-003	4,291	\$386.19	\$339.85	0.05%
182	6007-015-004	5,876	\$528.84	\$465.39	0.07%
183	6007-015-005	13,988	\$1,258.92	\$1,107.87	0.16%
184	6007-015-006	33,623	\$3,026.07	\$2,662.98	0.38%
185	6007-015-007	12,006	\$1,080.54	\$950.89	0.14%
186	6007-015-008	6,111	\$549.99	\$484.00	0.07%
187	6007-015-009	6,122	\$550.98	\$484.87	0.07%
188	6007-015-010	7,169	\$645.21	\$567.79	0.08%

**SLAIT BID – ENGINEER’S REPORT**

189	6007-015-011	14,397	\$1,295.73	\$1,140.26	0.16%
190	6007-015-012	7,207	\$648.63	\$570.80	0.08%
191	6007-015-017	17,345	\$1,561.05	\$1,373.75	0.20%
192	6007-015-018	17,583	\$1,582.47	\$1,392.60	0.20%
193	6007-015-020	5,881	\$529.29	\$465.78	0.07%
194	6007-015-021	17,702	\$1,593.18	\$1,402.02	0.20%
195	6007-015-022	33,926	\$3,053.34	\$2,686.98	0.39%
196	6007-015-023	16,791	\$1,511.19	\$1,329.87	0.19%
197	6007-015-024	17,737	\$1,596.33	\$1,404.79	0.20%
198	6007-015-025	10,341	\$930.69	\$819.02	0.12%
199	6007-015-026	8,013	\$721.17	\$634.64	0.09%
200	6007-015-027	38,976	\$3,507.84	\$3,086.95	0.44%
201	6007-016-001	13,320	\$1,198.80	\$1,054.96	0.15%
202	6007-016-002	9,960	\$896.40	\$788.84	0.11%
203	6007-016-003	19,414	\$1,747.26	\$1,537.61	0.22%
204	6007-016-004	39,504	\$3,555.36	\$3,128.77	0.45%
205	6007-016-009	19,400	\$1,746.00	\$1,536.50	0.22%
206	6007-016-012	26,775	\$2,409.75	\$2,120.61	0.30%
207	6007-016-013	23,175	\$2,085.75	\$1,835.49	0.26%
208	6007-016-014	97,369	\$8,763.21	\$7,711.75	1.11%
209	6007-016-015	22,500	\$2,025.00	\$1,782.03	0.26%
210	6007-016-016	11,250	\$1,012.50	\$891.01	0.13%
211	6007-016-017	22,500	\$2,025.00	\$1,782.03	0.26%
212	6007-016-018	45,000	\$4,050.00	\$3,564.06	0.51%
213	6007-016-019	16,875	\$1,518.75	\$1,336.52	0.19%
214	6007-016-023	49,763	\$4,478.67	\$3,941.29	0.57%
215	6007-016-025	10,670	\$960.30	\$845.08	0.12%
216	6007-016-026	27,757	\$2,498.13	\$2,198.39	0.32%
217	6007-016-028	19,400	\$1,746.00	\$1,536.50	0.22%
218	6007-016-029	47,530	\$4,277.70	\$3,764.44	0.54%
219	6007-016-030	58,200	\$5,238.00	\$4,609.51	0.66%
220	6007-017-001	18,270	\$1,644.30	\$1,447.01	0.21%
221	6007-017-002	11,977	\$1,077.93	\$948.59	0.14%
222	6007-017-003	20,300	\$1,827.00	\$1,607.79	0.23%
223	6007-017-004	34,510	\$3,105.90	\$2,733.24	0.39%
224	6007-017-005	50,864	\$4,577.76	\$4,028.49	0.58%
225	6007-017-006	24,240	\$2,181.60	\$1,919.84	0.28%
226	6007-017-007	47,594	\$4,283.46	\$3,769.50	0.54%
227	6007-017-008	30,481	\$2,743.29	\$2,414.13	0.35%
228	6007-017-009	22,500	\$2,025.00	\$1,782.03	0.26%
229	6007-017-013	9,700	\$873.00	\$768.25	0.11%
230	6007-017-014	9,700	\$873.00	\$768.25	0.11%
231	6007-017-015	40,740	\$3,666.60	\$3,226.66	0.46%
232	6007-017-016	9,700	\$873.00	\$768.25	0.11%
233	6007-017-017	33,950	\$3,055.50	\$2,688.88	0.39%
234	6007-017-018	17,657	\$1,589.13	\$1,398.46	0.20%
235	6007-017-019	10,182	\$916.38	\$806.43	0.12%
236	6007-017-020	11,250	\$1,012.50	\$891.01	0.13%

**SLAIT BID – ENGINEER’S REPORT**

237	6007-017-021	67,500	\$6,075.00	\$5,346.09	0.77%
238	6007-018-002	7,500	\$675.00	\$594.01	0.09%
239	6007-018-003	25,769	\$2,319.21	\$2,040.94	0.29%
240	6007-018-004	15,109	\$1,359.81	\$1,196.65	0.17%
241	6007-018-006	55,545	\$4,999.05	\$4,399.23	0.63%
242	6007-018-007	69,340	\$6,240.60	\$5,491.82	0.79%
243	6007-018-008	17,250	\$1,552.50	\$1,366.22	0.20%
244	6007-018-009	17,250	\$1,552.50	\$1,366.22	0.20%
245	6007-018-010	34,000	\$3,060.00	\$2,692.84	0.39%
246	6007-018-011	25,500	\$2,295.00	\$2,019.63	0.29%
247	6007-018-012	103,500	\$9,315.00	\$8,197.33	1.18%
248	6007-018-013	34,500	\$3,105.00	\$2,732.44	0.39%
249	6007-018-014	73,500	\$6,615.00	\$5,821.29	0.84%
250	6007-018-015	24,500	\$2,205.00	\$1,940.43	0.28%
251	6007-018-021	153,155	\$13,783.95	\$12,130.07	1.74%
252	6007-018-026	18,229	\$1,640.61	\$1,443.76	0.21%
253	6007-018-027	66,734	\$6,006.06	\$5,285.42	0.76%
254	6007-018-028	5,000	\$450.00	\$396.01	0.06%
255	6007-018-029	9,309	\$837.81	\$737.28	0.11%
256	6007-019-001	67,620	\$6,085.80	\$5,355.59	0.77%
257	6007-019-002	28,175	\$2,535.75	\$2,231.50	0.32%
258	6007-019-003	12,250	\$1,102.50	\$970.22	0.14%
259	6007-019-004	12,250	\$1,102.50	\$970.22	0.14%
260	6007-019-005	30,625	\$2,756.25	\$2,425.54	0.35%
261	6007-019-006	30,625	\$2,756.25	\$2,425.54	0.35%
262	6007-019-007	115,324	\$10,379.16	\$9,133.81	1.31%
263	6007-019-008	13,485	\$1,213.65	\$1,068.03	0.15%
264	6007-019-011	21,495	\$1,934.55	\$1,702.43	0.24%
265	6007-019-012	34,500	\$3,105.00	\$2,732.44	0.39%
266	6007-019-013	31,050	\$2,794.50	\$2,459.20	0.35%
267	6007-019-014	20,920	\$1,882.80	\$1,656.89	0.24%
268	6007-019-015	29,113	\$2,620.17	\$2,305.79	0.33%
269	6007-019-016	39,666	\$3,569.94	\$3,141.60	0.45%
270	6007-019-017	34,500	\$3,105.00	\$2,732.44	0.39%
271	6007-019-018	69,000	\$6,210.00	\$5,464.89	0.78%
272	6007-019-019	96,111	\$8,649.99	\$7,612.11	1.09%
273	6007-019-020	33,259	\$2,993.31	\$2,634.15	0.38%
	<b>TOTALS</b>	8,797,309	\$791,757.81	\$696,757.99	100.00%



## APPENDIX 2

# SLAIT BID BOUNDARY MAP

# SLAIT BID – ENGINEER'S REPORT

## South Los Angeles Industrial Tract (Goodyear)

